



*Tom Leatherwood*  
Shelby County Register

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|-------------------------------------------------------------------------------------|-------|
|  |       |
| 03239856                                                                            |       |
| 12/05/2003 - 11:40 AM                                                               |       |
| 2 PGS : R - SUBDIVISION PLAT                                                        |       |
| PATRICK 190055-3239856                                                              |       |
| PLAT BOOK : 207                                                                     |       |
| PAGE : 57                                                                           |       |
| RECORDING FEE                                                                       | 30.00 |
| DP FEE                                                                              | 2.00  |
| TOTAL AMOUNT                                                                        | 32.00 |
| TOM LEATHERWOOD                                                                     |       |
| REGISTER OF DEEDS SHELBY COUNTY TENNESSEE                                           |       |

1. A FIVE (5) FOOT UTILITY EASEMENT IS RESERVED ALONG ALL SIDE AND REAR LOT LINES EXCEPT WHERE SUPERCEDED BY DRAINAGE OR SEWER EASEMENTS. ADDITIONAL EASEMENTS ARE AS SHOWN ON PLAT.
2. THE BUILDING SETBACK IS 30 FEET FROM RIGHT OF WAY (40' FROM FACE OF CURB) FOR ALL INTERIOR STREETS. THE BUILDING SETBACK IS 45 FEET FROM R.O.W. FOR OLD BROWNSVILLE ROAD.
3. THE MINIMUM SIDE YARD SETBACK SHALL BE FIVE (5) FEET, WITH A TOTAL OF TWENTY (20) FEET PER LOT WHEN END LOADED GARAGES ARE UTILIZED.
4. THE REAR YARD SETBACK SHALL BE 30 FEET.
5. IT SHALL BE THE RESPONSIBILITY OF THE HOUSE BUILDER TO INSURE THAT THE HOUSE LAYOUT AND ELEVATION CONFORM TO THE APPROVED GRADING PLAN AND ALL CITY OF BARTLETT REGULATIONS.
6. THE CITY OF BARTLETT SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID DRIVES AND YARDS.

| CURVE & LINE TABLE              |           |        |         |        |
|---------------------------------|-----------|--------|---------|--------|
| CURVE #                         | DELTA     | RADIUS | TANGENT | LENGTH |
| 1                               | 37°02'29" | 150.00 | 50.25   | 96.97  |
| 2                               | 57°53'32" | 150.00 | 63.03   | 151.66 |
| LINE 1 O.D. N 49°29'37" W 12.87 |           |        |         |        |

CHARLES DENNIS  
ZONED AG

CARRIE JARVIS  
ZONED COMMERCIAL  
5.81 ACRES

**WINDING OAKS PLANNED DEVELOPMENT  
PHASES 1 AND 2**  
P.B. 180, PG. 68  
P.B. 181, PG. 30

| STREET NAME          | WIDTH      | LOCATION              |
|----------------------|------------|-----------------------|
| SUGARCREST LANE      | 5 FT. Both | 4.5 Foot Grass Strip  |
| LAMB WOODS DRIVE     | 5 FT. Both | 4.5 Foot Grass Strip  |
| LAMB WOOD DRIVE      | 5 FT. Both | 4.5 Foot Grass Strip  |
| OLD BROWNSVILLE ROAD | 8 FT. Both | 16.5 Foot Grass Strip |

THE REQUIRED SIDEWALK SHALL BE INSTALLED ACROSS THE FRONTAGE OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AND OCCUPANCY OF THE HOUSE. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO OCCUPANCY OF THE HOUSE OR BUILDING.

THE DEVELOPER SHALL INSTALL THE SIDEWALK ACROSS THE FRONTAGE OF LOT B AT THE TWO LOCATIONS WHERE LOT B IS ACCESSIBLE TO PUBLIC STREETS AT THE TIME THESE STREETS ARE CONSTRUCTED.

THE DEVELOPER SHALL INSTALL THE REQUIRED SIDEWALK ALONG OLD BROWNSVILLE ROAD (INSTALLATION TO INCLUDE THE SIDEWALK ALONG THE RADII FROM OLD BROWNSVILLE ROAD TO SUGARCREST LANE).

NOTE: LOT GRADING AND DRAINAGE FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AT THE INTERIOR IN THE CASE OF AN INTERGRAL SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION SHALL BE AT LEAST 5% IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT 2% FOR AT LEAST 10 FEET FROM THE STRUCTURE.

NOTE: THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD PER FEMA FIRM MAP 47157C0105 E DATED DECEMBER 2, 1994.

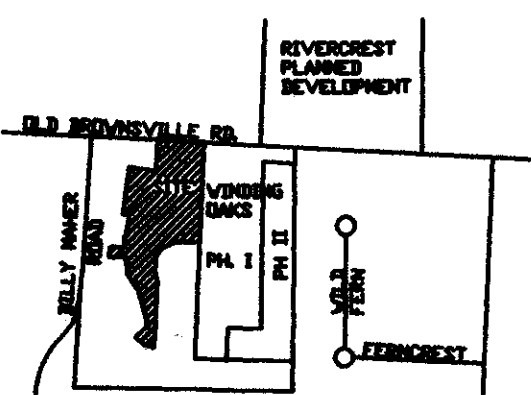
CHAMBERLAIN & MCCREERY, INC.  
8195 DEXTER ROAD #110  
CORDOVA, TN 38018  
DEVELOPER

THE BRAY DAVIS FIRM, L.L.C.  
6261 STAGE PLAZA EAST  
BARTLETT, TN 38134  
901-383-8668  
ENGINEER

ZONED: RS-18 (P.D. OVERLAY) DATE: MARCH 2002 SCALE: 1"=100' LOTS: 24 ACRES: 15.513 ACRES

2002.023

VICINITY MAP n.t.s.



SHEET 1 OF 2  
FINAL PLAT

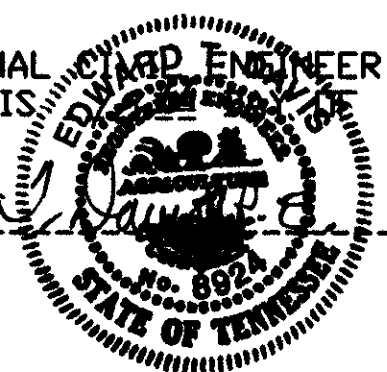
**PHASE ONE  
RAVENCREST  
PLANNED DEVELOPMENT  
BARTLETT, TENNESSEE**

# CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, EDWARD T. DAVIS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE DESIGNED ALL STORM WATER DRAINAGE FOR PHASE ONE, RAVENCREST P.D. TO ASSURE THAT NEITHER SAID SUBDIVISION NOR ADJOINING PROPERTY WILL BE DAMAGED OR THE CHARACTER OF LAND USE BE AFFECTED BY THE VELOCITY AND VOLUME OF WATER ENTERING OR LEAVING SAME.

IN WITNESS WHEREOF, I, THE SAID PROFESSIONAL CIVIL ENGINEER HERETO SET OUT HAND AND AFFIX MY SEAL THIS SEPTEMBER, 2002.

PROFESSIONAL CIVIL ENGINEER Edward T. Davis  
STATE OF TENNESSEE CERTIFICATE NO. 8924

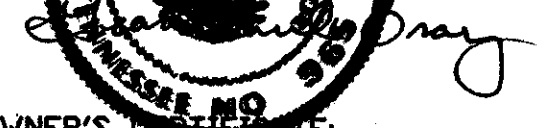


## CERTIFICATE OF SURVEY

I, GEAN PAUL BRAY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HAVE SURVEYED THE LANDS EMBRACED WITHIN THE PLAT DESIGNATED AS PHASE ONE, RAVENCREST P.D. A SUBDIVISION ALL LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF BARTLETT, TENNESSEE, THAT SAID PLAT IS A TRUE AND CORRECT PLAT OF THE LANDS EMBRACED THEREIN, SHOWING THE SUBDIVISION THEREOF IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BARTLETT, TENNESSEE. I FURTHER CERTIFY THAT THE SURVEY OF THE LANDS EMBRACED WITHIN SAID PLAT HAS BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BARTLETT, TENNESSEE.

IN WITNESS WHEREOF, I, THE SAID, GEAN PAUL BRAY, SURVEYOR, HERETO SET OUT HAND AND AFFIX MY SEAL THIS 22th DAY OF SEPTEMBER, 2002.

LAND SURVEYOR  
STATE OF TENNESSEE CERTIFICATE NO. 965



OWNER'S CERTIFICATE

I, JON MCCREERY, PRESIDENT OF CHAMBERLAIN & MCCREERY, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS MY PLAN OF SUBDIVISION, AND DEDICATE THE STREETS, RIGHTS-OF-WAYS, EASEMENTS, AND RIGHTS OF ACCESS AS SHOWN AND /OR DESCRIBED TO THE PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE, DULY AUTHORIZED TO ACT AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

JON MCCREERY  
CHAMBERLAIN & MCCREERY, INC.

STATE OF TENNESSEE  
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED Jon McCreery WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED AS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS 18th DAY OF September, 2002.

MY COMMISSION EXPIRES June 11, 2003  
Susan L. Daniellett NOTARY PUBLIC

BOARD OF MAYOR AND ALDERMAN CERTIFICATE

I, A. Keith McDonald, DO HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A PERFORMANCE BOND OR OTHER COLLATERAL IN SUFFICIENT AMOUNT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS HAS BEEN POSTED FOR THE SUBDIVISION SHOWN ON THIS PLAT AND ARE HEREBY APPROVED BY THE CITY OF BARTLETT, TENNESSEE.

12/4/03  
DATE A. Keith McDonald  
CITY OF BARTLETT



RESTRICTIVE COVENANTS AND SIMILAR DOCUMENTS ARE PRIVATE IS SCOPE AND NOT SUBJECT TO GOVERNMENTAL APPROVAL AND ENFORCEMENT.

## PROTECTIVE COVENANTS

1. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF THIRTY YEARS FROM THE DATE THESE COVENANTS ARE RECORDED AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
2. ENFORCEMENT - SHALL BE BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.
3. SEVERABILITY - INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
4. LAND USE AND BUILDING TYPE - NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. THE MINIMUM HEATED AND FINISHED LIVING AREA OF ANY HOUSE SHALL BE 1800 SQUARE FEET EXCLUSIVE OF OPEN PORCHES AND ATTACHED GARAGE.
5. EASEMENTS - THERE ARE PERPETUAL EASEMENTS SHOWN HERON RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE FOR DRAINAGE INSTALLATION AND MAINTENANCE FOR SANITARY SEWER INSTALLATION AND MAINTENANCE.
6. BUILDING LOCATION - THE LOCATION OF ANY BUILDING CONSTRUCTED SHALL BE IN ACCORDANCE WITH CITY OF BARTLETT, TENNESSEE ZONING REGULATIONS. HOWEVER, IN NO CASE SHALL A BUILDING BE LOCATED NEARER THAN THE MINIMUM BUILDING SETBACK FROM ANY STREET IN THE SUBDIVISION. FOR THE PURPOSE OF THIS COVENANT EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING, PROVIDING HOWEVER, THAT THIS PLAT SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCRDACH UPON ANOTHER LOT.
7. NUISANCES - NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
8. TEMPORARY STRUCTURE - NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
9. NO STRUCTURE OF ANY KIND (INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS AND FENCES) SHALL BE ERECTED ON ANY LOT UNTIL THE DESIGN AND PLOT PLAN THEREOF HAVE BEEN APPROVED IN WRITING BY CHAMBERLAIN & MCCREERY INC. OR A COMMITTEE APPOINTED BY THEM; HOWEVER, IN THE EVENT THAT CHAMBERLAIN & MCCREERY, INC. OR SUCH COMMITTEE FAILS TO APPROVE OR DISAPPROVE SUCH DESIGN AND PLOT PLAN WITHIN FOURTEEN (14) DAYS AFTER SUBMISSION TO THEM, THEN SUCH APPROVAL SHALL NOT BE REQUIRED. THE APPROVAL OF CHAMBERLAIN & MCCREERY, INC. OR ITS COMMITTEE MAY RESTRICT THE QUALITY OF WORKMANSHIP, MATERIALS, HARMONY OF EXTERNAL DESIGN WITH THE EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISHED GRADE ELEVATION.
10. NO RECREATIONAL VEHICLE, BOAT, OR ANY TYPE TRAILER MAY BE PARKED OR STORED ON ANY LOT UNLESS SAME IS IN A GARAGE OR IS COMPLETELY OUT OF VIEW FROM ANY AND ALL STREETS. ALL PASSENGER AUTOMOBILES SHALL BE PARKED EITHER ON THE DRIVEWAY OR IN THE GARAGE OR CARPORT. NO TRACTOR OR TRAILER MAY BE PARKED ON ANY LOT OR IN THE STREET IN FRONT OF ANY LOT.
11. NO MOTOR VEHICLE OR ANY OTHER VEHICLE, INCLUDING BUT NOT LIMITED TO A BOAT, MOTOR AND BOAT TRAILER, LAWN MOWER, TRACTOR, ETC. MAY BE STORED ON ANY LOT FOR THE PURPOSE OF REPAIR OF SAME; NO A-FRAME OR MOTOR MOUNT MAY BE PLACED ON ANY LOT NOR SHALL ANY DISABLED OR INOPERABLE VEHICLE BE STORED ON ANY LOT.
12. ALL FENCES ARE TO OF WOODEN, BRICK, OR ORNAMENTAL METAL MATERIAL OR COMBINATION THEREOF. NO CHAIN LINK FENCE SHALL BE ERECTED UNLESS LOCATED WITHIN AN AREA SURROUNDED BY A WOOD OR BRICK FENCE OF GREATER HEIGHT SO AS TO NOT BE VISIBLE FROM OUTSIDE THE FENCED AREA. NO FENCE MAY BE ERECTED BETWEEN THE SIDE OF THE RESIDENCE AND THE STREET ON ANY CORNER LOT EXCEPT THAT IT SHALL BE PERMISSIBLE TO ERECT A FENCE FROM THE RESIDENCE TO THE SIDE BUILDING SETBACK LINE IMMEDIATELY IN FRONT OF THE REAR ENTRANCE DOOR; UNDER NO CIRCUMSTANCE MAY A FENCE BE CONSTRUCTED CLOSER TO THE STREET THAN THE BUILDING SETBACK LINE. IN ADDITION, THE DESIGN AND LOCATION OF ANY FENCE MUST BE APPROVED AS REQUIRED IN PARAGRAPH "9" ABOVE.
13. VEGETABLE GARDENING WILL BE ALLOWED ONLY TO THE REAR OF THE RESIDENCE. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT DOGS, CATS, AND OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT BRED OR KEPT FOR COMMERCIAL PURPOSES.
14. ANY SPECIAL LANDSCAPING SCREENS INCLUDING EARTHEN BERMS OR EMBANKMENTS, FENCING, ENTRYWAYS, AND PLANT MATERIAL SHALL REMAIN IN PLACE AND MAY NOT BE REMOVED.
15. ALL LOT OWNERS SHALL BE REQUIRED TO MAINTAIN MEMBERSHIP IN THE RAVENCREST PROPERTY HOMEOWNER'S ASSOCIATION AND SHALL BE JOINTLY RESPONSIBLE FOR THE MAINTAINENCE OF ALL COMMON AREAS WITHIN RAVENCREST PROPERTY P.D.

03239856  
12/05/2003 12:40 AM  
2 FOR 1 - SUBDIVISION PLAT  
PATRICK 190055-3239856  
PLAT BOOK : 207  
PAGE : 57  
RECORDING FEE 39.00  
DP FEE 2.00  
TOTAL AMOUNT 32.00  
TOM LEATHERWOOD  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

## MORTGAGEE'S CERTIFICATE

WE, THE UNDERSIGNED, FIRST CITIZENS NATIONAL BANK (FKA MUMFORD UNION BANK), MORTGAGEE OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF SUBDIVISION AND DEDICATE THE STREETS, RIGHTS-OF-WAY, EASEMENTS, AND RIGHTS OF ACCESS AS SHOWN TO THE PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT WE ARE THE MORTGAGEE DULY AUTHORIZED SO TO ACT AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

Rob Newell V.P. FIRST CITIZENS NATIONAL BANK 12-3-03  
NAME TITLE INSTITUTION DATE

STATE OF TENNESSEE  
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED Rob Newell WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE Vice President OF First Citizens National Bank AND HE AS SUCH Vice President EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS REPRESENTATIVE OF THE MORTGAGEE.

WITNESS MY HAND AND NOTARIAL SEAL, THIS 3rd DAY OF December, 2003, 2002.

MY COMMISSION EXPIRES 4-14-07  
Lesley Lineberger NOTARY PUBLIC

## PLANNING COMMISSION CERTIFICATE

I, E. David Robinson, DO HEREBY CERTIFY THAT THE CITY OF BARTLETT PLANNING COMMISSION HAS APPROVED THIS PLAT OF SUBDIVISION FOR RECORDING.

12/4/03  
DATE E. David Robinson  
SECRETARY  
BARTLETT PLANNING COMMISSION

SHEET 2 OF 2  
FINAL PLAT  
PHASE ONE  
RAVENCREST  
PLANNED DEVELOPMENT  
BARTLETT, TENNESSEE

CHAMBERLAIN & MCCREERY, INC.  
8195 DEXTER ROAD #110  
CORDOVA, TN 38018  
DEVELOPER

THE BRAY-DAVIS FIRM, LLC.  
6261 STAGE PLAZA EAST  
BARTLETT, TN 38134  
901-383-8668  
ENGINEER